

055.0

0001

0011.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

663,600 /

663,600

USE VALUE:

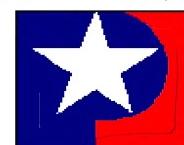
663,600 /

663,600

ASSESSED:

663,600 /

663,600

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
33-35		DUDLEY ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CAMPBELL RICHARD A & SETA	
Owner 2:		
Owner 3:		

Street 1: 174 BOYLSTON STREET
Street 2:

Twn/City: WATERTOWN
St/Prov: MA Cntry: Own Occ: N
Postal: 02472 Type:

PREVIOUS OWNER
Owner 1: CAMPBELL SETA -
Owner 2: -
Street 1: 174 BOYLSTON STREET
Twn/City: WATERTOWN
St/Prov: MA Cntry: Own Occ: N
Postal: 02472

NARRATIVE DESCRIPTION
This parcel contains 6,071 Sq. Ft. of land mainly classified as Two Family with a Multi- TnhS Building built about 1930, having primarily Asbestos Exterior and 1563 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z I INDUSTRIA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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104	Two Family		6071	Sq. Ft.	Site			0	70.	0.99	11									421,489						421,500
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Legal Description								User Acct
								36650
								GIS Ref
								GIS Ref
								Insp Date
								10/04/18

Total Card 0.139 242,100 421,500 663,600 Entered Lot Size
Total Parcel 0.139 242,100 421,500 663,600 Total Land:
Source: Market Adj Cost Total Value per SQ unit /Card: 424.7 /Parcel: 424.7 Land Unit Type:

Parcel ID 055.0-0001-0011.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	242,100	0	6,071.	421,500	663,600	663,600	Year End Roll	12/18/2019
2019	104	FV	222,500	0	6,071.	421,500	644,000	644,000	Year End Roll	1/3/2019
2018	104	FV	222,500	0	6,071.	283,000	505,500	505,500	Year End Roll	12/20/2017
2017	104	FV	208,700	0	6,071.	271,000	479,700	479,700	Year End Roll	1/3/2017
2016	104	FV	208,700	0	6,071.	246,900	455,600	455,600	Year End	1/4/2016
2015	104	FV	174,300	0	6,071.	198,700	373,000	373,000	Year End Roll	12/11/2014
2014	104	FV	174,300	0	6,071.	177,600	351,900	351,900	Year End Roll	12/16/2013
2013	104	FV	181,100	0	6,071.	168,600	349,700	349,700		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL SETA,	59794-190		8/20/2012	Convenience	99	No	No		
PARRAGONA FRANK	24880-119		9/27/1994		142,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/4/2014	1116	Re-Roof	6,000	9/4/2014				Strip and re-roof.	10/4/2018	MEAS&NOTICE	PH	Patrick H											
									5/12/2009	Measured	197	PATRIOT											
									2/15/2000	Inspected	276	PATRIOT											
									1/6/2000	Mailer Sent													
									1/5/2000	Measured	277	PATRIOT											
									8/2/1993		KT												

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	14 - Multi-TnHs			Full Bath:	2	Rating:	Average	3 MAILBOXES.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:	Rating:												
(Liv) Units:	2	Total: 2			3/4 Bath:	Rating:											
Foundation:	3 - BrickorStone			A 3QBth:	Rating:												
Frame:	1 - Wood			1/2 Bath:	Rating:												
Prime Wall:	5 - Asbestos			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 1									
Color:	WHITE			A Kits:	Rating:												
View / Desir:				Fpl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1930	Eff Yr Blt:		Location:													
Alt LUC:				Total Units:													
Jurisdct:				Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	I FR	- Fair	40. %	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall:	2	- Plaster		Functional:				Interior:	1	5	2						
Sec Int Wall:				Economic:	L	- Location	5.0 %	Additions:	1	4	2						
Partition:	T	- Typical		Special:				Kitchen:									
Prim Floors:	3	- Hardwood		Override:				Baths:									
Sec Floors:	4	- Carpet		Total:	43.28	%	Plumbing:										
Bsmnt Flr:	12	- Concrete		Basic \$ / SQ:	140.00	CALC SUMMARY			Electric:								
Subfloor:				Size Adj.:	1.35000002	COMPARABLE SALES			Heating:								
Bsmnt Gar:				Const Adj.:	0.94755369				General:	2	9	4					
Electric:	3	- Typical		Adj \$ / SQ:	179.088												
Insulation:	2	- Typical		Other Features:	101500												
Int vs Ext:	S			Grade Factor:	1.00												
Heat Fuel:	1	- Oil		NBHD Inf:	1.00000000												
Heat Type:	3	- Forced H/W		NBHD Mod:													
# Heat Sys:	2			LUC Factor:	1.00												
% Heated:	100			Adj Total:	426858												
Solar HW:	NO			Depreciation:	184744												
% Com Wall:			% Sprinkled:	Deprecated Total:	242114												
MOBILE HOME				WtAv\$/SQ:	AvRate:		Ind.Val										
Make:					Parcel ID:	Typ:	Date:	Sale Price									
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 055.0-0001-0011.B																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	
<p>FFL BMT (160)</p> <p>8 20 8</p> <p>UAT SFL FFL BMT (660)</p> <p>20 33</p>																	
IMAGE AssessPro Patriot Properties, Inc																	